

# Utah State Building Board



## MEETING

June 16, 2010

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### **MINUTES**

#### **Utah State Building Board Members in Attendance:**

Mel Sowerby, Chair  
George Daines  
Wilbern McDougal  
Sheila Gelman  
Cyndi Gilbert  
Jeff Nielson

#### **DFCM and Guests in Attendance:**

Gregg Buxton	Division of Facilities Construction & Management
Kurt Baxter	Division of Facilities Construction & Management
CeeCee Niederhauser	Division of Facilities Construction & Management
Ralph Hardy	OCHE
John Freeman	DABC
Dennis Kellen	DABC
Chris Coutts	Architectural Nexus
Kevin Hansen	Weber State University
Rick Stock	Dunn Associates
Debra Caruso	Diamond Phillips
Bob Askerlund	Salt Lake Community College
LaPriel Dye	Attorney General's Office/DFCM
Ken Nye	University of Utah
Mack McDonald	DHS/Bureau of Administration
Wayne Christensen	Division of Facilities Construction & Management
Thomas Shaw	Division of Facilities Construction & Management
Ellen Parrish	VCBO
Kim Hood	Department of Administrative Services
Darrell Hart	Utah State University
Ben Berrett	Utah State University

Rich Amon  
Kimberly Willette  
Dorian Page

Legislative Fiscal Analyst Office  
GOPB  
Southern Utah University

On Wednesday, June 16, 2010 the Utah State Building Board held a regularly scheduled meeting at the Utah State Capitol Complex, Room 250, Salt Lake City, Utah. Chair Mel Sowerby called the meeting to order at 9:02 a.m.

**APPROVAL OF MINUTES OF MAY 5, 2010.....**

Chair Sowerby sought a motion for approval of the minutes.

**MOTION: George Daines moved to approve the meeting minutes of May 5, 2010. The motion was seconded by Jeff Nielson and passed unanimously.**

**SUU CAPITAL IMPROVEMENT REALLOCATION .....**

Dorian Page, Vice-President of Facilities at Southern Utah University, requested a reallocation of \$191,500 from the Steam Distribution Anchoring and Expansion Joint Project. They are requesting \$100,000 of these funds to go to asbestos abatement and ceiling tile re-installment in their Electronic Learning Center. Mr. Page indicated that they cannot progress with the renovation or remodel of this building unless they complete the asbestos abatement first. The remainder of the funds (\$91,500) would be reallocated to various asphalt and concrete repair projects across campus.

**MOTION: Cyndi Gilbert moved for approval of SUU Capital Improvement Reallocation. Motion was seconded by Jeff Nielson and passed unanimously.**

**LONG TERM LEASE REQUEST IN COTTONWOOD HEIGHTS ON BEHALF OF DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL.....**

Wayne Christensen, Real Estate Manager from DFCM indicated that the lease for the liquor store in the Cottonwood Heights area is expiring. The landlord has agreed, at his own expense, to increase the size of the building from a little over 10,000sf to 14,624sf. This is a very active store and the increased size of the space will allow DABC to better serve its clientele by providing a better product selection. The state has negotiated to keep the rent at \$14sf for another couple of years and then there will be an annual 1.5% increase after three years. They are requesting that the lease be renewed for ten years.

**MOTION: George Daines moved to approve the Long Term Lease Request in Cottonwood Heights on behalf of Department of Alcoholic Beverage**

**Control. The motion was seconded by Sheila Gelman and passed unanimously.**

**☐ LONG TERM LEASE REQUEST FOR U.S. FOREST SERVICE LAND ON SALINA CANYON/EMIGRANT PASS IN SEVIER COUNTY, UTAH ON BEHALF OF DEPARTMENT OF TECHNOLOGY SERVICES .....**

Tom Shaw, Real Estate Manager for DFCM said they are requesting a thirty three year lease term for some property located in Emigration Pass in Salina Canyon. The site was initially established rather informally in 1997 between DTS and the Forest Service. Since that time the county has indicated the need for communication support in the area. The Forest Service has decided to expand the site as well; so they are bringing the entire site under contract and run the lease out until 2029. The Department of Technology Services is also in need of this location to provide critical communications services to state and county public safety agencies in this remote area of the state. The U.S. Forest Service has agreed to allow the land to be used as a communications site by the State of Utah and Sevier County in exchange for communications services on Forest Service land. This is a no cost lease and the lease will be beneficial to the Forest Service, the State, and to Sevier County.

There was some discussion concerning access to the property and whether it could be reached by 4-wheel drive or helicopter.

**MOTION: Cyndi Gilbert moved to approve the Long Term Lease Request in U.S. Forest Service Land on Salina Canyon/Emigrant Pass in Sevier County, Utah on behalf of Department of Technology Service. The motion was seconded by George Daines and passed unanimously.**

**☐ PROGRAMMING SERVICES FOR THE REGIONAL CAMPUSES DISTANCE EDUCATION (RCDE) BUILDING .....**

Darrell Hart reported that Utah State University has need for a building to house their Regional Campus Distance Learning Education program. The building will be located near the site currently occupied by the Quonset hut. The first phase would house the RCDE function and the Utah Public Radio facility and a couple of other smaller functions. The second phase, which would house the Instructional Technology Shop, is underway but will require additional fund raising. They are requesting authority to proceed and do the programming portion of this project.

Chair Sowerby asked Mr. Hart to explain the funding sources for this project. Mr. Hart indicated that RCDE transmits programs all over the country as well as in the State of Utah. They charge a fee for this service and therefore have accumulated funds needed for this building. In addition, there will be contributions from the National Public Radio and donor

funding. More than half of the funds have already been secured and they anticipate that successful fund raising will continue.

The Regional Campus Distance Learning Education program is currently operating out of an old Quonset hut which will be torn down. There was considerable discussion concerning the history of Quonset huts on the Utah State University campus.

**MOTION: George Daines moved to approve the Programming Services for the Regional Campuses Distance Education (RCDE) Building. The motion was seconded by Cyndi Gilbert and passed unanimously.**

**☐ REALLOCATION OF CAPITAL IMPROVEMENT FUNDS FOR THE UNIVERSITY OF UTAH.....**

Ken Nye from the University of Utah reported that the Merrill Engineering Building reroof was funded during the past Legislative session. They discovered that a portion of the Merrill Building has a paver system over the roof with foam insulation underneath each paver block. As the Architect was inspecting the design of the roof, he came back with a concern that removing the insulated pavers would remove too much insulation from the roof of the building and create an HVAC problem. They had assumed that there was adequate insulation in other areas of the roof, but that was not evident. Because of this problem, the Architect recommended they not proceed with this project, or if they did, there would be extensive additional work to the roof or HVAC system. Since they did not have funding to cover the additional work needed to do this project, they would like to take the \$195,000 and use for two other critical roofing issues on campus -- the Eccles Broadcast Building and the South Biology Building.

**MOTION: George Daines moved to approve the Reallocation of Capital Improvement Funds for the University of Utah. The motion was seconded by Sheila Gelman and passed unanimously.**

**☐ ADMINISTRATIVE REPORTS FOR UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY .....**

Ken Nye was the spokesman for the University of Utah. He reported that under Professional Services Agreements there were eleven design agreements and eight planning or study -type agreements. Under construction contracts they had six remodeling contracts. There was no activity this month on the project reserve fund however they did have three decreases in the contingency reserve fund. The first one was Project 20,001 for the Merrill Engineering Building Fume Hood for the amount of \$70,000 which covers the cost of modifying the exhaust fans to reduce noise and vibration problems which were disruptive to classes. The noise from the fans was just barely below the OSHA sound

thresholds. Not only were their noise problems but vibration issues which disrupt scientific equipment. Another transfer was Project 20034 for the Health Science Library Fire Alarm & Sprinkler System. This transfer of \$30,619 covers the cost of addressing deficiencies identified after the removal of asbestos. Project 20,047 for the Student Services Building Glazing/Structure Repairs in the amount of \$42,710 is another Contingency draw. After construction commenced on this project, it was discovered that the brackets were failing that hold the skylights in place. Most of this transfer is to cover the cost of replacing these brackets.

For the summary of improvement projects they had a closeout of nine projects and five others in the closeout process with one still finishing up some construction. They are hoping to have more closed out before the next quarter.

There was some discussion concerning the status of the oil spill in Red Butte Creek and the damage it may have caused to the University properties. Mr. Nye indicated that there was damage to some properties however they were working to make sure things are taken care of.

Director Buxton asked Mr. Nye to clarify the amount in the Contingency Reserve Fund and in the Project Reserve. Mr. Nye indicated that there was almost \$1.5 Million in the Contingency Reserve fund with \$600,000 in the Project Reserve Fund.

**MOTION: Cyndi Gilbert moved to approve the Administrative Report for the University of Utah. The motion was seconded by Jeff Nielsen and passed unanimously.**

Ben Berrett gave the administrative report for Utah State University. Mr. Berrett indicated they had a busy month with getting the new 2011 capital improvement projects out. They had seven professional contracts issued this term, nineteen construction contracts issued and no significant issues in the Contingency Reserve fund. Most of the professional and construction contracts listed on page one and two of the report are involved with their new 2011 capital improvement projects.

The Contingency Reserve Fund had some draws which included some minor change orders with the Fine Arts Complex Safety Repair, Campus Wide Bike Racks, Campus Wide Medium Voltage Upgrades; Health, Life Safety & Code Compliances, CPD Fire Alarm which leaves a balance of \$560,224.82.

The Project Reserve fund had two draws; one was the Fine Arts Complex Safety Repairs in the Kent Concert Hall which necessitated an upgrade because code required all handrails in theaters to have lighted handrails. With the way that work had to be done, they were also required to change the carpets as well. The other was the Family Life Window

Replacement which required historically correct windows placed in the facility because the building is on the historical register. They are pushing to have these windows installed before the school year begins

**MOTION: Wilbern McDougal moved to approve the administrative report of Utah State University. The motion was seconded by George Daines and passed unanimously.**

**It should be noted in the record that at 9:27 a.m. Representative Gage Froerer entered the meeting. Chairman Sowerby acknowledged his presence and thanked him for attending.**

**☐ WSU HOUSING UPDATE AND PHASE II APPROVAL .....**

Kevin Hansen from Weber State University offered a PowerPoint Presentation to the Board (Note: copies of the presentation are attached to the minutes). He said they were having tremendous success with this housing project and wanted to give some background information concerning it. The plan for Phase I Design was presented to the Building Board in June, 2009 and approved. Then in December, 2009 the University came back and requested permission to proceed with the development of Phase I Construction which was authorized by the Board. In addition, the Legislature approved a \$15 Million bond which was authorized in March, 2010. They are now ready to proceed with Phase II of the overall plan. What the University is proposing is that they proceed with Phase II and III simultaneously under a single bid package for both design and construction so that they can take advantage of the exceptionally favorable construction bid market that is available today.

There was discussion concerning occupancy rate and enrollment at the University. Mr. Hansen clarified that they have a waiting list for the residence halls and applications for enrollment for Fall Semester 2010 have increased by thirty three percent.

**MOTION: Sheila Gelman moved to approve the WSU Housing Update and Phase II Approval. The motion was seconded by Wilbern McDougal and passed unanimously.**

**☐ ADMINISTRATIVE REPORTS FOR DFCM .....**

Kurt Baxter reported for the DFCM and gave some highlights of this month's report. He noted a clarification on Item #7 under Construction Contracts for the Developmental Center New Housing Units Construction Repairs/Remediation which was sole sourced and awarded to Broderick and Henderson. Decreases in the Contingency Reserve fund include UStar Life Science Research Center for \$247,275 which consisted of scope changes for

added insulation, intumescent paint and arcoplast in the large animal handling rooms. Ogden Juvenile Courts Land Purchase consisted of \$123,386 which involved mitigation of some environmental issues there and UStar Neuroscience Research Center of \$120,301 covers the State's share of design modifications. The summary of their Contingency Reserve fund is \$8.1 Million and is sufficient at this time. The Project Reserve on page ten is healthy.

This month they are working with a new software program to generate the following reports: state-wide emergency fund, the planning fund, conservation energy, roofing projects and also a quarterly report of construction projects which are all included in this packet.

**☐ TRANSFER OF PROPERTY IN GREEN RIVER, UTAH FROM THE UTAH DEPARTMENT OF HEALTH TO THE DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT.....**

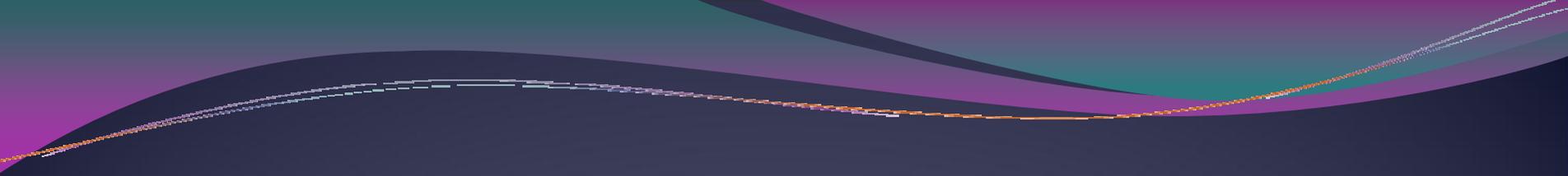
Tom Shaw, Real Estate Manager from DFCM reported that this parcel of property in Green River is approximately 70.9 acres and was acquired by the Department of Health in 1988 as a result of a consent decree between the Department of Energy, EPA and the State. The property was originally a uranium mill processing site and necessitated a clean up. The clean up has since taken place and Rocky Mountain Power has requested a small easement on the property. It was decided to transfer the title from the Department of Health to the DFCM in order to establish a clear chain of title on the property and to bring it in compliance with 63A as well as to make all documents consistent.

Chairman Sowerby asked if there was a use for the property and Mr. Shaw answered that at this point it was not known if there was a use. He feels that it will be vacant for some time. There is still some remediation activities taking place on the property and the agreement states that DOE and Radiation Control will still have jurisdiction of the ongoing remediation activities on the property. They will be required to complete all of the clean up.

In addition, Mr. Shaw clarified that utility lines will be placed underground on the property line so that it doesn't interfere with future use of the property.

**☐ ADJOURNMENT.....**

**MOTION: Chairman Sowerby moved to adjourn at 9:50 a.m. The motion was seconded by Cyndi Gilbert and passed unanimously.**



**Weber State University**  
**South Campus Residential**  
**Life Development**  
Phase 2 and 3 Acceleration

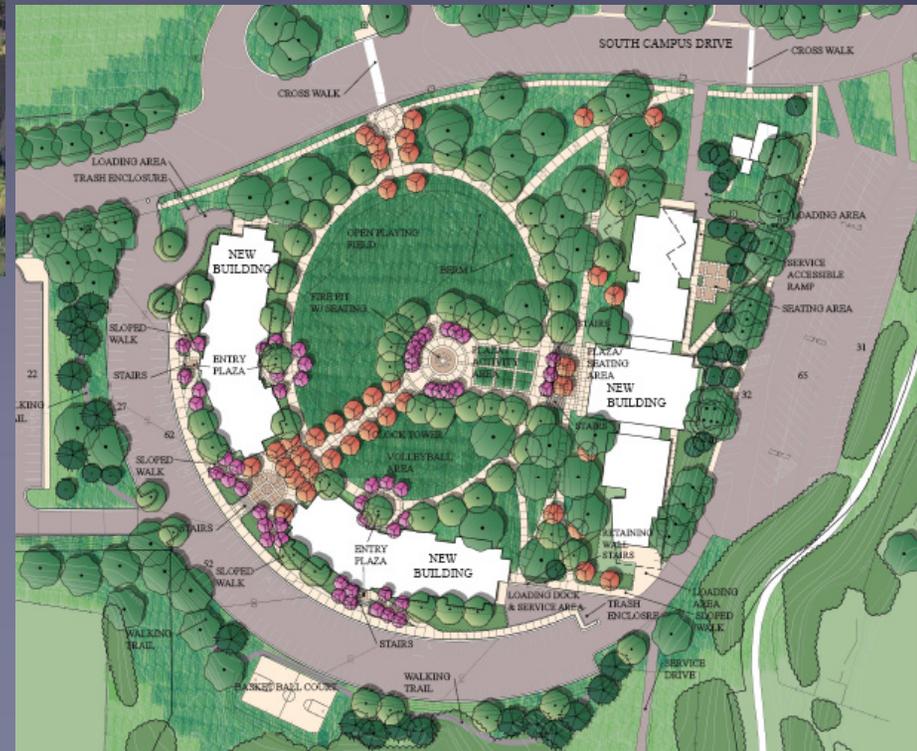
# Background

- ❖ Residential Life Master Plan presented to and approved by Building Board in June 09
- ❖ Building Board approved phase 1 design in June 09
- ❖ Building Board approved revised master plan and phase 1 construction in December 09
- ❖ Legislature approved bonding authority in March 2010

# Existing Site Plan



# New Master Plan



# Phase 1 Rendering



# Progress Update

- Phase 1 construction contract awarded to Okland Construction for \$6.8 million
  - LaSal Hall demolition underway
  - Demolition of Stansbury Hall will occur in May 2011
- Legislature approved bonding authority for \$15 million
- Donation received from Stewart Education Foundation for \$5 million for design and construction of phase 2 and 3

# Revised Planning Schedule

- Phase 1 underway and scheduled to be complete in Aug 2011
- Phase 2 and phase 3 to be done simultaneously
  - Design July 2010 through Feb 2011 to full build out
  - Construction contract award for both phases as one contract by Apr 2011
  - Demolition of Wasatch Hall beginning May 2011
  - Construction of second building beginning June 2011, complete by Aug 2012
  - Demolition of Promontory Tower beginning May 2012
  - Construction of third building beginning June 2012 and complete by Aug 2013

# Financials

- ❖ No state funds are being requested for design, construction or operation of any part of the residential life project
- ❖ University using housing reserves and donor contributions to fund Phase 1
- ❖ University will use proceeds from revenue bonds, additional donor funding, and housing reserve funds for construction and site improvements of phases 2 and 3

# WSU Request

- Building Board grant approval of revised plan for design and construction of phases 2 and 3 of WSU Residential Life plan as allowed by UCA 63A-5-104.
- Approval requested now so we can proceed with design immediately to meet requirements of bond issuance and meet schedules to maximize occupancy and cash flow.